



19 Budock Terrace, Falmouth

Guide Price £425,000



Heather & Lay
The local property experts



- Six-Bedroom licensed HMO
- Located In The Heart Of Falmouth
- Proven 11.8% Gross Yield Returning £49,985
- Tenants In Situ for 2026/2027 Academic Year
- Garage and Parking On Separate Tenancy
- Modern Kitchen/Diner With Separate Living Room
- Enclosed Rear Courtyard
- Well Presented And Sold Fully Furnished
- Sold As An Ongoing Concern
- No Onward Chain

THE PROPERTY

Number 19, located in the heart of Falmouth, represents an excellent investment opportunity and has been a popular and successful HMO student let.

The property offers six rentable bedrooms, comprising four doubles and two singles, with further income generated from the separate single garage and parking space, which are currently held on a separate tenancy.

Upon entering, you are greeted by an exceptionally well-presented home that has been carefully maintained throughout the current ownership. The property features a modern kitchen with dedicated dining space, a separate living room and a private courtyard, providing an attractive communal and outdoor space for tenants. Upstairs, there are six well-maintained bedrooms, offering 4 doubles and 2 singles. The property has been consistently looked after by a local letting agent, ensuring it is well maintained and ready for the next investor to continue its established rental success.

With its central Falmouth location, strong student appeal, additional garage and parking income, and no onward chain, Number 19 offers a genuine ready-to-go investment opportunity for those looking to acquire an established income-producing property.





THE LOCATION

Budock Terrace enjoys a highly desirable location in close proximity to the town centre, allowing residents to easily access all amenities. Falmouth boasts a vibrant and thriving atmosphere, with a blend of both independent and national retail outlets, numerous art galleries exhibiting local creations, and a diverse range of dining establishments.

Additionally, Events Square and the National Maritime Museum host a multitude of engaging activities throughout the year, such as Falmouth Classics, Falmouth Week, and the Oyster and Sea Shanty festivals. With its south-facing position, Falmouth's scenic seafront offers sandy beaches and direct access to the Southwest Coastal Path.

It comes as no surprise then that Falmouth consistently ranks amongst the top five favoured places to live in the UK.

AGENTS NOTE

Returning a gross yield of £49,985 per annum including a bill contribution of £490 per month which covers gas, electric, water, internet and window cleaning. The House is rented at £3,700 per month with the garage and parking space rented at £150 per month. The property is managed by smart lettings in Penryn and there are students in situ for the 2026/2027 academic year on an 11.5 month contract as an ongoing concern.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage



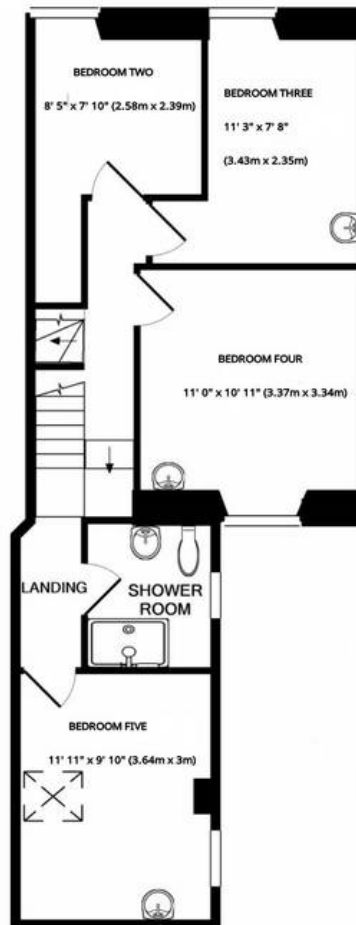




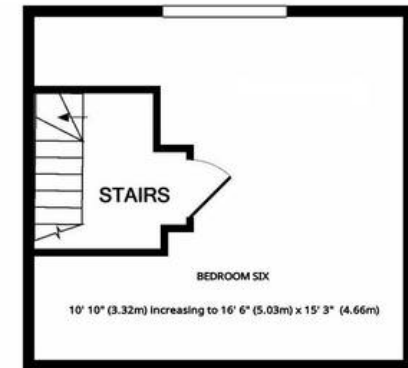
GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

BUDOCK TERRACE, FALMOUTH, CORNWALL, TR11 3ND
TOTAL APPROX. FLOOR AREA 1513 SQ.FT. (140.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(52.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)



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